building industry, however, is active on work already under way, chiefly in the downtown and midtown sections. Most of the contractors and mechanics who found work plentiful last year in the uptown flat and tenement neighborhood are also employed, but on a different class of construction and in other boroughs, where an exceptional number of one and two

family dwellings are under erection. The situation in the outlying boroughs and in the suburbs has shown some improvement during the last few days of seasonable weather. A great many lots have no doubt been sold there this spring, but the number has fallen below the expectation of scores of development companies. Indeed many such companies are finding it difficult to meet expenses with the income from lot sales. This is particularly true of those that deal in the cheaper grades of lots. Not only has the weather been unfavorable for hig excursions to suburban tracts, but people who buy \$49 lots on the instalment plan have been in no mood to take chances on the future while department stores and manufacturers have been discharging

and manufacturers have been discharging employees.

The better part of the present demand for realty outside Manhattan comes apparently from people of assured though moderate incomes, who are either buying houses for their own immediate use or are securing lots in good neighborhoods on which to build as soon as their prospective savings will permit. The dominant factor in what may be called the suburban market is just will permit. The dominant factor in what may be called the suburban market is just now the man who intends to put his pur-chase to immediate use—who expects to combine present economy with a future speculative profit by acquiring his own home; and his presence accounts for the ready sale of two family dwellings in The Bronx, in Brooklyn, in Queens and else-

Both in the centre and in the outskirts Both in the centre and in the outskirts of the city it is improved realty that is chiefly dealt in. The volume of trading is small compared with what it has been in recent years, but the proportion of buying for investment and for personal occupancy is larger. The time is evidently gone when builders could put up tenements on credit only or when land speculators could buy a tract of scrub oak at \$5 an acre and sell lots from it at \$125 a lot.

Private Sales.

UNIVERSITY PLACE.—Frederick Fox & Co. have sold for the Gennert estate No. 45 University place, a five story building, on plot 27x100, adjoining the northeast corner of Ninth street. The buyer is a builder who will erect an eleven story mercantile building on the site.

omitter who will erect an eleven story mercantile building on the site.

AVENUE A.—Harry L. Rosen has resold Nos. 1008 and 1010 Avenue A, two five story flats, on plot 50x80, adjoining the southwest corner of Fifty-fifth street.

STEBBINS AVENUE.—L. J. Phillips & Co. have sold for a client to T. P. Concannon the southwest corner of Stebbins avenue and 195th street, a lot 18x46x irregular, and for L. L. Levey to the same buyer No. 1021 Stebbins avenue, a three story flat, with stores, on plot 55x45x irregular.

124TH STREET.—Max Marx has bought from the Lawyers Realty Company the six story elevator apartment house known as Elmore Court, at No. 541 West 124th street, on plot 108x100.11. In part payment Mr. Marx gives the plot, 75x100, on the north side of 170th street, 100 feet west of Audubon avenue.

avenue, a six story new law house, with stores, on plot 40x100.

ANYLYTEAN AND THE WALL AND ANYLYTEAN AND ANYLYTEAN AND ANYLYTEAN ANYLYT

stores, on plot 40x100.

MANHATTAN AVENUE.—S. B. Rogers has sold for Julia Patten to Joseph T. D. Jones No. 551 Manhattan avenue, a three story and basement stone front dwelling, on lot 15x74, adjoining the southwest corner of 122d street.

EIGHTH AVENUE.—Philip Susmann has sold No. 2454 Eighth avenue, a five story triple flat, with stores, on lot 25x100.

104TH STREET.—The Cuozzo & Gagliano Company has sold for S. Rosenblatt the five story tenement, with store, at No. 230 East 104th street, on lot 25x100.11. 280 East 104th street, on lot 25x100.11.

FIFTH AVENUE.—The McVickar, Gaillard Realty Company has sold for Emeline D. Winthrop to J. Frolich Nos. 419 to 425 East Fifth street, three five story tenements, with stores, on plot 100x97x irregular.

COLUMBUS AVENUE.—Newman Cowen has sold Nos. 771 to 775 Columbus avenue, southeast corner of Ninety-eighth street, three five story flats, with stores, on plot75.5x100.

38TH STREET —The Capital Realty and

five story flats, with stores, on plot75.5x100.

186TH STREET.—The Capital Realty and
Construction Company has sold to George
H. Horstman No. 490 West 136th street, a
six story apartment house, on plot 37x99.11.

ELEVENTH AVENUE.—Horace S. Ely &
Co. have sold for a client No. 727 Eleventh
avenue, old buildings, on lot 25.1x100, between Fiftieth and Flifty-first streets. The
buyer will erect a building on the plot for
bis own use.

NEPELD AVENUE. The Whitehall Beaks

Dis own use.

NEREID AVENUE.—The Whitehall Realty
Company has sold the lot 24x100 at the
southeast corner of Nereid and Bruner forth STREET.-F. R. Houghton has sold 'to Kate Baumann the three story house at No. 1166 East 169th street, on lot 18.5x71.4x irreg-

PROSPECT AVENUE.—Paul Grathwohl has sold to Morris Kohn No. 1404 Prospect avenue, a three story frame house, on lot 20.9365.5x irregular.

134TH STREET.—Henry W. Fedden & Co., in conjunction with the Goodman Realty Com-pany, have sold the five story flat at No. 544 East 134th street, on lot 25x100, to Tenken & Wohltmann

Wohltmann.

STEBBINS AVENUE.—A. Cahn has sold the two story dwelling, with store, at No. 1360 Stebbins avenue, on lot 25x73x irregular.

PRATT AVENUE.—A. Cahn has bought a plot on the east side of Prattavenue 343 feet south of Kingsbridge road.

BROADWAY.—Slawson & Hobbs have sold for Simon Badt et al. the northwest corner of Broadway and 138th street, a six story apartment house, size 39.11x100.

BRONX.—The firm of A. Shatzkin & Sons

apartment house, size 39.11x100.

BRONX.—The firm of A. Shatzkin & Sons has sold the following lots: To Michele Rolla. a lot 25x100, situated on the south side of 215th street, between Sixth and Tilden avenues; to Natslino Rolla a lot 25x100, situated on the south side of 215th street, between Sixth and Tilden avenues; to Rosario Albanese and Vincenzo Carre a lot. 25x100, situated on the north side of 214th street, between Sixth and Tilden avenues; to Mr. Domenico and Giuseppe Amelia a plot. 50x100, situated on the north side of 214th street, between Sixth and Tilden avenues. The same firm sold to Mr. Burnes a plot. 75x100, situated on the south side of 215th street, between Sixth and Tilden avenues.

Miscellaneous.

Miscellaneous.

M. L. Sire is the buyer of the three story building, on lot 20.8x56.7, at No. 803 West Twentieth street, adjoining the northwest corner of Eighth avenue, sold recently by the Prudential Real Estate Corporation through the Durosa Company.

Louis Schrag has leased for Joseph Herzig the first loft in No. 29 West Thirty-fourth street for a long term of years to M. Schwartzberg; also for William P. Quinn the stable at No. 4 Gansevoort street to the Ranken Delivery Company for a term of years, and the dwelling at No. 150 West Twenty-first street for Mrs. Josephine E. Geenen to Mrs. A. Kelly.

The Eight of These Peeller Company has the stable at the stable

street for Mrs. Josephine E. Geenen to Mrs. A. Kelly.

The Rickert-Finlay Realty Company has sold in East River Heights to A. H. Moffet the plot 28x100, on the southeast corner of Murson place and Barclay street; to Carl H. Masck the plot 40x100, on the northwest corner of Potter and Van Alst avenues; to John H. Ridenour the plot 44x100, on the southeast corner of Potter avenue and Barclay street; also in Westmoreland, to Frank C. Moore, the plot 77x100, on the north side of Locust place, 180 feet west of Westmoreland avenue; to David Rabach the plot 40x100, on the south side of Locust place, 180 feet west of Westmoreland avenue.

Flans have been filed with Building Super-Intendent Murphy for making over the five story residence at No. 48 West Twenty-second sirect into a loft building, with a restaurant on the ground floor. The improvements are to be made for William Ross as owner

THE REAL ESTATE MARKET

GOOD DEMAND FOR SMALL ONE
AND TWO FAMILY HOUSES.

Eini Court Apartment House, in 124th
Street, Traded for a Vacant Plet on
Washington Heights—Site for a Loft
Building Hought in University Place.

Dealing in Manhattan realty continues
to be on an extremely limited scale, and is
hardly expected to change much either
in volume or in character during the rest
of the summer. The bulk of it affects fiats,
tenements and middle grade dwellings.
The rest is virtually confined to inexpensive
business premises on the outskirts of the
office and wholesale districts. Few sites
are being bought for improvement. The
building industry, however, is active on
work already under way, chiefly in the

end will cost \$15,000. The architect is J. B.
Frankills.
Plana have also been filed for enlarging the
four story and basement dwelling at No. 13
West Forty-fifth street and remodelling it
for commercial use, with elevator service.
The improvements will be made for Mrs.
N. S. Gannon as owner at a cost of \$15,000,
according to the estimate of Richard Berger,
the architect.
The Manhattan plans for new buildings
filed yesteday comprise a six story flat with
stores to be built for the Rosehill Realty Company on Second avenue. 50 feet north of Fortieth street, at a cost of \$45,000.
The Bronx plans include a six story flat
with stores to be built for Albert Rothermal
at the southwest corner of Whitlock avenue
and Tiffany street, at a cost of \$45,000.
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with stores to be bu

Seeing the Suburbs by Automobile An interesting trip by automobile was taken on Tuesday by members of the Long Island Real Estate Exchange to inspect a number of the suburban developments on Long Island. Starting from Hempstead the first property seen was that of the Long Island Realty Company, between Freeport and Merrick.

property seen was that of the Long Island Realty Company, between Freeport and Merrick.

Bayhampton Park at Merrick, which is being developed by the Carroliton Realty Company, was next visited. This is within a few minutes walk of Merrick station, has concrete sidewalks, gas lighted streets and is carefully restricted. A ride through the woods then brought the party to Amity-ville Heights, owned by the Federal Land and Improvement Company.

At Massapequa the Queens Land and Title Company owns all the property in sight from the depot, near which it has made extensive improvements, laying concrete sidewalks and grading roads. The company has sold more than five thousand lots. The whole property is to be developed in a manner suited to the neighborhood.

Brinckerhoff Manor, belonging to the Sovereign Realty Company, attracted attention on account of the houses in course of construction there. The next properties visited were a large tract a considerable distance from Babylon, owned by the Federal Land and Improvement Company, and Belmont Terrace, owned by the Colonial Press, These appeared to be about in their original condition.

A long ride back brought the party to Argyle Park, in the town of Babylon. This

These appeared to be about in their original condition.

A long ride back brought the party to Argyle Park, in the town of Babylon. This is a high grade development, where many cottages have already been built. The party next stopped at the Ackerson property, consisting of 600 acres on both sides of the Merrick road, at Bay Shore, and extending down to the bay. This promises to be one of the most finished suburbs on Long Island. The Ackerson Lakeside and Bay Shore Company, which has just acquired it, will spend \$5,000,000 for improvements.

Oakdale Park, at Bay Shore, the property of the William H. Moffitt Realty Company, was the last inspected. This lies on both sides of a road leading to the bay. Although several thousand of the lots have been sold, there is an apparently inexhaustible supply remaining.

The members of the exchange on the trip were H. P. Engelhardt, Jeremiah Robbins, F. W. Scutt, H. J. McCord, H. S. Mc-Knight, Alfred J. Eno and J. P. Brown.

Yesterday's Auction Sales.

[At 14 Vesey Street.] BY JOSEPH P. DAY.

BY BRYAN L. RENNELLY. First avenue. No. 407, west side, 20.6 feet south of Twenty-fourth street, 19.9270; three story tenement with store; electuor's sale; to Henry G. De Mill.

De Kalb avenue. No. 459, north side, 54.2 feet west of Kent avenue, Prooklyn, 38293; four story flat with stores; executors sale; estates of August and Louise Hueg; to Henry Lutz.

GOING AGAINST ROOSEVELT. Land Convention Expected to Condemn His

Forest and Public Land Policy. DENVER, June 19.-Although Federal officials and other speakers at a banquet to the land convention delegates last night urged harmony and getting together. it is evident that the resolutions which will be adopted to-morrow expressing the sentiment of the convention will be strongly antis Administration, especially condemning the leasing and fencing of public lands and the withdrawal of such large tracts for forest reserves. The anti-Administrationists claim that

the Government made a futile attempt to pack the convention in its favor. On the other hand, it is charged that the conven-tion is really a stockman's meeting and packed against the Administration.

A sensation developed this morning when the credentials committee reported. It was discovered that Colorado had 396 delegates, Wyoming 145 and the other States scarcely 100. During the debate Senator Warren said:

I came here in the expectation of seeing a convention from all the States and not of Colorado people, and I believe that the report of your committee on credentials should be sent back for correction. If this is a question that has but one side there is no need of a convention. I want to say when I rise in Congress next winter that the public land States had a liberal representative convention and not be forced to admit that three tailors of Tooley street met in Denver and passed a lot of resolutions.

The convention finally sent the report back to the credentials committee, directing them to report every person whose credentials had been sent to the convention, present or absent. Congressman Thonynge expressed the sentiment of many delegates to the convention this morning when he condemned the action of the Administration in setting apart as forest reserves five-sixths of all the public lands in the country, thereby with-drawing this land from the possibility of settlement by citizens and placing it in the hands of the Government as a great land

'C. P. Arnold, introduced as "a small ranchman of Wyoming," said: The Wyoming ranchman only asks of you that you will not turn him over to an absentee He is willing that the Chief Executive shall tell him how many children he shall have in his family, that he shall tell him how he shall spell, etc., but he demands that his

at will upon the public domain. TELL OF ALLEGED CONSPIRACY. Evidence Submitted in Toledo Terminal

brindle cow shall have the right to breathe

Foreclosure Sale Suit. Tolepo, Ohio. June 19.-Evidence intended to show a conspiracy to throttle competive bidding and to knock down the Toledo Terminal and Railway Company at the upset price in the recent foreclosure sale was filed in the United States Circuit

Court to-day.

Thomas H. Tracy affirms that after the decree of foreclosure had been assured he was told by a New York banker of the plan of the bondholders of the Terminal to stop bidding and to reorganize the road-thus wiping out a lot of claims; that a new company was to be organized at \$6,000,000 to take over the property in exchange for \$6,000,000 of bonds and \$\subseteq\$.000,000 of bonds and \$\subseteq\$.000,000 of stock of the new company, and that an arrangement was made by which at least \$\$,000,000, par value, of said bonds were to be guaranteed by certain railroads entering Toledo and that the same were to be taken in exhange for the present bonds. and that the same were to be taken in ex-change for the present bonds.

Mr. Tracy does not give the name of his banker informant, but says he is prepared to do so in court if demanded by Judge

to do so in court if demanded by sudge Taylor.
Willard Robison affirms that he was told by Thomas B. Fogg, vice-president of the Terminal, that an agreement was reached by which the majority of bondholders were to reap benefits at the expense of creditors and holders of floating indebted-

virtually the same statement is made in the affidavit of James J Robison, president of the Ohio Savings Bank and Trust Company, who says that the sumpof money in question was loaned to Eugene Zimmerman to liquidate the payroll of the company.

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Geo. R. Read & Co. REAL ESTATE Office: 60 Liberty St. near B'war. Branch: 3 East 35th 5t.

E. G. B. RILEY & CO. REAL ESTATE, 500 FIFTH AVE., Cor. 42nd ST.

WRITE FOR BOOK OF FACTORY PLANS.
LONG ISLAND CITY FACTORY CO.,
NEW YORK OFFICES, 140 NASSAU ST. A 19TH ST. plot, near 6th av., at \$1,200 per front foot; sold to close an estate. RULAND & WHITING CO., 5 Beekman st.

BRYAN L. KENNELLY. REAL ESTATE, 7 PINE ST.

TWO SUICIDES IN THE PARK. Philip Lahn, Retired Real Estate Man, Shoots Himself—Italian Also Ends His Life. Philip Lahn, a retired real estate dealer,

shot and killed himself in Central Park vesterday. His body was found shortly before noon by a policeman at 106th street and the East Drive. Lahn was 71 years and the East Drive. Lahn was 71 years old and lived with his family at 61 East 108th street. Last winter he slipped on the ice and fell, striking his head heavily. He had acted strangely at periods ever since. The Central Park police, unable to establish the identification of the body, sent it to the Harlem Morgue. It was identified there yesterday afternoon by the dead man's son Edward.

son Edward.

There was another suicide in the park last night. A few minutes before 9 o'clock Policeman Glynn heard a shot on the East Drive. In the bushes alongside of the drive and opposite Seventy-fourth street he found the body of an Italian. He had he found the body of an Italian. He had shot himself through the head with a re-volver. The man was dead when an ambu-lance arrived from the Presbyterian Hos-pital. In one of his pockets was found the card of an Italian real estate firm in Monroe street. On the back of this card was writ-

"My name is James Pircari and I live at 27 Monroe street The suicide appeared to be about 22 years

RUSSELL TRIES AGAIN. Convicted Blackmaller Makes Another

Effort to Get Release From Dannemera. Edward A. Russell, who was sentenced to ten years imprisonment in Sing Sing for attempting to blackmail Supreme Court Justice Almet F. Jenks and who was transferred to Dannemora as a paranoiac, began yesterday the latest of his many efforts to secure his release through habeas corpus proceedings before Justice Maddox in the Supreme Court, Brooklyn.

He appeared in court apparently in fine health and was well dressed. His aged mother, who wore plain black, had a seat behind him. behind him.
Lawyer James A. Taylor, who obtained the writ, announced that although he had been retained the petitioner had decided to conduct his own case. District Attorney Clarke said that the very same application had been made to Justice Truax in Manhattan in January last and that the widest latitude was allowed at the protracted hearing. The petitioner, he said, had assailed all the men of note in the community, winding up by even in the community, winding up by even assailing the Judge who was presiding. The writ was dismissed and the petitioner

ent back to Dannemora. sent back to Dannemora.
Russell, who was in fine voice, then arose and unfolding several pages of manuscript began to read a document arraigning every one who had anything to do with his case, covering the same matters which were presented to Justice Truax. Justice Maddox finally out Russell off by directing an adjournment until to-day.

AGAINST MISSOURI PACIFIC. Complaints Filed in Kansas and Missouri That Its Tracks Are Unsafe.

TOPEKA, Kan., June 19.-The fight against railroads in Kansas took a new turn to-day. Charles Griffith, former County Attorney of Bourbon county, filed with the State Board of Railroad Commissioners a complaint against the Missouri Pacific Railroad Company, charging that its rails in Kansas are in an unsafe condition as a result of failure on the part of the company to renew old ties and rails or employ a sufficient number of men to properly patrol the tracks and keep them in a state of repair.

Mr. Griffith represents the National Union of Railway Trackmen. The complaint is signed by J. L. Sheppard of Fort Scott. Sheppard is secretary of the union. A similar complaint was filed with the Board of Railroad Commissioners of Missouri to-day, and it is evidently the intention to proceed along the same lines in both States. In both instances the complaint railroads in Kansas took a new turn to-day. tion to proceed along the same lines in both States. In both instances the complaint is supported by more than a score of photographs which are alleged to show actual track conditions along the lines of the Missouri Pacific in Kansas and Missouri.

A strange feature of the complaint is the fact that it says that membership in the National Union of Railway Trackmen is restricted to men employed in railway track work. Sheppard, who is the secretary, is a well known lawyer at Fort Scott, quite prominent in Democratic politics. He is not employed in railway track work.

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advantages of macadamized streets, cement sidewalks, city water and

electric lights but with bathing, sailing and fishing at your very door.

Write or call for Booklet B which tells how you can buy a home in Douglas Manor on ten-year psyments.

Rickert-Fittlay Reality Un., 1 West 34th Street

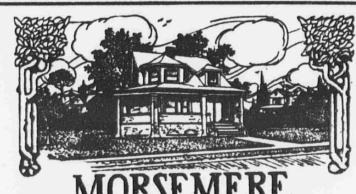
TROLLEY CAR FARE

is but thirty minutes from Herald Square to-day and will soon be but fifteen minutes. Harlem values will be repeated on completion of tunnels and bridges representing the greatest transportation development the world has ever known.

The immense flow of population which has been pouring into Harlem and the Bronx is now going eastward.

CHARMING COLONIAL COTTACES ON EASY TERMS READY FOR OCCUPANCY. SEND POSTAL TO-DAY FOR HANDSOME COLORED MAP AND VIEWS. BANKERS LAND CORPORATION, 887 Manhattan Ave.

REAL ESTATE FOR SALE-NEW JERSEY | REAL ESTATE FOR SALE-NEW JERSEY



presents to the homeseeker or investor those requirements necessary to make up the suburb perfect as well as beautiful. It is exceedingly accessible, healthful, carefully restricted, splendidly and fully improved, and its social life leaves nothing to be desired. Low tax rate and good schools add to its attractiveness.

Houses, the best that can be built, sold for each or on rental basis, as desired. Prices 58,500—\$24,000.

To investors—some unnegality well legeted by

58.500—524.000.

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Morsemere is twenty minutes from New York, via 180th Street Ferry and trolley, Downtown in forty-five minutes, either by Subway at Manhattan Street, or N. R. from Morsemere Station.

Booklet. "Homes on the Paltsades," on request at office on property or to

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Ackerson Houses

One Family Detached Dwellings

Fiske Terrace Flatbush

Prices \$12,000 up. N. Y. Offices -140 Nassau St

YOUR OWN TERMS. Two family houses, one floor pays expenses, 13th av. station Culver line; N. Y. 21 minutes; Church av. troiley one corner; all N. Y.-Coney Island troileys about block away.

5c. fare to New York.

Houses 13 rooms, 2 baths, steam heat.
W. FRED'K RICHTER, 44 Court st.
Location, 36th st. and Church av.

A POSTAL CARD TO F. WEYMANN, 225 5th av.. New York, room 226, will bring particulars of Brooklyn property which will double in value in two years; little cash and small monthly payments; there are but few lots left; rare opportunity.

WHO WANTS A BARGAIN?

11 rooms; 2 baths; open plumbing; only \$6,400; mort-gage \$3,250, 5 per cent. KETCHAM BROS., 129 Ralph av.

WILL sacrifice two building lots near Av. G and 105th st., in coming section; sell below market price. PETER GOULD, 666 Bedford av., Brooklyn.

LENOX ROAD, between Bedford and Rogers; house, 10 rooms; improvements: \$9,230; mortgage \$7,000. SEALE, 159 Montague st. FOR RENT.

TO RENT—July and August, in beautiful Prospect Park South, Brooklyn, near Brighton Beach R. R., detached house, furnished; ill rooms and bath; large plazza. Address, or call, 85 Mariborough road, Brooklyn.

Iron and Steel Outlook. The Iron Age says:

The pig iron markets are dull throughout the country and in some localities are distinctly weaker, and it is particularly the premiums on prempt delivery which are affected adversely. For forward delivery sellers are conservative and buyers maintain an attitude of indifference. The foreign markets have declined to the basis at which the Germans have been buyers during recent months in England. It remains to be seen whether they will now put the peg lower. CLEVELAND, June 19.-The Iron Trade Review to-morrow will say:

With the coming of hot weather midsummer dulness has settled upon the iron market so far as new business is concerned. With the exception of the usual shutdown on mills July 1 for repairs, activity of the plants will continue, as orders on hand are ample to keep all the plants busy.

The pig iron market is somewhat easier, prices for prompt shipment being lower, and in some cases concessions from 25 to 50 cents have been made for iron for future delivery. No important transactions are reported and inquiry light, but users are urging shipments on contracts. The selling of billets by several large interests, which usually convert crude steel into finished products, has relieved the strain, but the demand is fully as great as the supply and prices have not changed. There has been considerable activity in the billet market in Chicago, effective July 1; many railroads will advance the minimum amount for a car load from fifteen to eighteen

tons, and for this reason many buyers are in-

creasing their orders in order to obtain the

carload lots.

benefit of the lower rates and lower prices of

ELEGANT 14 ROOM COTTAGE, with furniture, barn, fine grounds, all improvements; 5 minutes from ocean and R. R. depot; Franklin av., Long Branch; plot 100x200; terms reasonable. WEID-MANN, owner, 263 Rockaway av., Rockville Centre,

WRITE for Booklet describing the new mode Concrete Houses at THE FRANKLIN SOCIETY, cor. Beckman st. and Park Row.

25 MINUTES West Shore; Bergenfield, N. J.; House built on easy terms; lots \$125 upward. NOONAN BROS., 29 West 42d st. TWO family residence at a bargain; hardwood floor; lot 50x110; ideal location; price \$6,700; easy terms. MOORE & MERTENS, Passale, N. J. \$500 CASH, \$22 monthly; new cottage, six rooms bath; all improvements; large plot; 25 minutes out. CARL HALLBERG, Ridgefield Park, N. J. 6 ROOM houses, all improvements: 40x100: 2 minutes from depot; \$2,600 upward, THE DU-MONT CEMENT BLOCK MFG. CO., Dumont, N. J. BEAUTIFUL homes in Berkely Heights Park Bloomfield, N. J. BROKERAGE CO., Prudentia Bldg., Newark, N. J.

2 NEW houses, all improvements: 2 minutes from depot; terms reasonable. VAN ORDEN & HOPPER, Dumont, N. J. CHOICE improved lots and houses near station ots \$200 up. DUMONT REALTY COMPANY

SIXTY new houses for sale; all improvements. FLOCKHART & CO., Mt. Vernon st., Ridgefield Park, N. J.

FRED ROBBIN, JR. ARCHITECT. HAWORTH, N. J. SEND for booklet of Bungalow Homes. KEANS-BURG BEACH CO., 25th floor, 19 Park row, N. Y. LOTS and home sites, also few small houses for sale. W. A. MACGREGOR, Bergenfield, N. J. BE a Bungalow-Fer. PORTAUPECK REALTY CO., 15 Exchange place, Jersey City.

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houses in this,city, its suburbs and summer resorts
for the seasoff and by the year. We have also FOR
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Ravines, charmingly situated, and also overlooking Lake Ontario, from ten to thirty thousand
dollars, with spacious grounds and abundance of
fruit. Full particulars on application to the above. AN ABSOLUTELY SAFE INVESTMENT, paying from 12 to 24% per annum. Secured by Denver improved real estate; \$500.00 and upwards. Write for particulars.

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520 Equitable Building, Denver, Col.

MAGNIFICENT ESTATE: 60 acres and mansion, near Norwalk; \$11,000; fine farm, 20 acres and modern house, near Norwalk; \$7,000; other country properties; I can get what you want. C. BROWN, box 802, Stamford, Conn.

14 room houses, furnished, at Congers, N. Y.; also lots in every section, \$5,000 upward; a good chance for builders. J. RAPT, 1495 Broadway, N. Y. City. ROCKLAND County Property, Haverstraw and vicinity; farms all sizes. J. W. GILLIES, Haverstraw, N. Y.

REAL ESTATE FOR SALE-QUEENS. FINE WATERFRONT.

Desirable for villa, East Elmhurst; price \$5,500; easy terms. Bankers Land Corporation, 887 Manhatian av., Brooklyn.

MUST SELL in 10 days, 2 lots at Whitestone, over-looking water; no reasonable offer refused. Apply at once; will give terms to suit. TRUSTEE, 895 Bridge st., Brooklyn; phone 1470 Main. REAL ESTATE FOR SALE-BRONX. LOTS, \$250 Gunther estate: \$350 up. Pease. Hunter, Black estates; water, gas; line of Jerome av. subway; money to build: maps mailed. Take Jerome av. trolley to end. BELDEN'S OFFICE, branch of 217 West 125th st.

SELECT APARTMENTS. ABOVE 14TH ST., WEST SIDE.

THE SOLANG and MONIDA, 207 and 209 Dyckman st., cor. Broadway: first class 6 and 7 room suites; third less rent than on upper West Side; two blocks from Subway station; two minutes to Hudson River; fronting beautiful wooded hills; country in city; quiet, clean.

FURNISHED HOUSES TO LET. 1.AKE. HOPATCONG—Handsome, new house; 8 rooms: 4 bedrooms: private dock; rowboat; \$450 summer season. SIP, Lake Hopatcong, N. J. TO BE HAD FOR THE MONEY.

At Bayhamphon, adjoining Freeport and overlooking the Great South Bay, 5 minutes wark of
the dock and Merrick Raliroad station; south of
the track; superior well built homes of eight and
en room; model bathroom; steam heat; gas lighting; verandas front and side; butler's pantry;
window seets; stone tubs; Al range; handsome
mantels; location carefully restricted and select;
inspection and comparison invited; suitable terms;
may be seen any day. CARROLLTON REALTY
COMPANY, Main office, 63-64 World Building,
N. Y. Brooklyn office, 584 Atlantic av., near 4th
av. (Open evenings).

\$4,800.

FINEST COTTAGES

150 ACRES Long Island Shore Front

Exceptionally located on North Shors; wooded country rolling back from shore, giving direct view of Sound from entire property. Unequalled investment. Suitable for Gentlemen's estate.

L. W. JOHNSON, 500 FIFTH AVE.

A BARGAIN for quick buyer, lots at Jamaica centrally located; \$10 down, \$5 monthly; big chance to make money. PAYNE, 71 Nassau st. THE TALK OF THE TOWN.
Want particulars of the most talked about suburb!
Address ASSEMBLY, 422 Gates av., Brooklyn,

SHINNECOCK HILLS—Villa plots; highly restricted, SHINNECOCK HILLS & PECONIC BAY REALTY CO., 189 Montague st., Brooklyn. LOTS at Massapequa, \$245; \$10 down, \$5 per month. QUEENS LAND & TITLE CO., Times Building, New York.

BELLE TERRE ESTATES, INC. DEAN ALVORD, Pres. 277 Broadway, N. Y.

REAL ESTATE FOR SALE-RICHMOND. **BUNGALOW SITES**

On beautiful Raritan Bay, overlooking Sandy Hook, for sale on easy terms. Safe, clean, sandy beach for use of lot owners. Fresh farm products delivered daily. Large dock on property. Excellent boating and fishing. Only 50 minutes from Manhattan. Fare very low.

GEORGE COUTURE, 60 Liberty St., N. Y.

SUBLET AT CONCESSION Very Desirable Light Offices

TO LET FOR BUSINESS PURPOSES

Outside rooms in Dun-Building, facing on Broadway and Reade St.; 2,010 square feet of floor space, dividend to suit tenant. Inquire American Real Estate Company, 527 Fifth Av.

COTTAGES TO LET. Furnished.

FOR RENT-Eight room furnished cottage, 10 minutes from railroad; shady lawn; spring water; barn and graden and fruit. For terms address L. E. MUNSON, Woodbourne, Sullivan county, N. Y. LAKE GEORGE—Charming county, N. Y. nished; near Hulette Landing; extensive water front, beach, boat; \$250. Address ARCADY, 64 West 56th st.

REAL ESTATE FOR SALE. WESTCHESTER COUNTY. CRESTWOOD and Crestwood Park; a few choice homes and home sites. WATSON REALTY COMPANY, 5 East 42d st.

HOUSES for sale at Van Cortlandt Terrace, opp Van Cortlandt Park, DAVID STEWART, 208 B'way

PHILADELPHIATWO-HOURTRAIN
EVERY HOUR ON THE HOUR

1°12.15, 6.30, 117.00, 1°5.00, 8.30, °9.00, 5°10.00,
1°1.00, 11.30, 1°12.00, 1°1.00, 1.30, °2.00, °5.00, °4.00,
1°5.00, 5.30, 1°6.00, °7.00, °8.00, °9.00, 1°10.30 p. m., 1°12.15 mdt.

BALTIMORE AND WASHINGTON—*1.80, *8.00, *0.00, *12.00, *12.00, *2.00, \$1.00, *10.00 p. m., \$1.00, \$1.2.00,

a. m., 2.30 p. m.

ATLANTIC CITY—10.00 a. m., x1.00, p2.30, k3.40 p. m.

ALL RAIL ROUTE—Long Branch, Asbury Park Ocean Grove (Sundays, North Asbury Park), z4.00, 8.30, 11.30 a. m., ex12.40, x1.20, 1.30, 8.30, g4.45, 5.15, 5.30, 8.30, j12.01. Sundays, except Ocean Grove, z3.30, 9.15 a. m., 4.00, 8.30 p. m.

Grove, z3.30, 9.15 a. m., 4.00, 8.30 p. m.

SANDY HOOK ROUTE—Atlantic Highlands, Seabright, Monmouth Beach, Long Branch, Asbury Park and Ocean Grove. Leave Pier 81, N. R. (42d St.), 9.55 a. m., 12.30, 3.00, 4.15. Sundays, 9.30 a. m., 1.00, 7.45 p. m. Leave Pier 10, N. R. (Cedar St.), 10.20a. m., 1.00, 3.45, 4.45. Sundays, 10.00 a. m., 1.30, 8.10 p. m.

Time tables giving time to EASTON, BETHLE-HEM, ALLENTOWN, MAUCH CHUNK, WILKES-BARRE, SCRANTON, READING, HARRISBURG, POTTSVILLE, WILLIAMSPORT and all other points can be obtained at following offices: Liberty St. (West 23d St. Tel. 3144 Chelsea), 6 Astor House, 245, 434, 1300, 1354 Broadway, 182 bth Av., 28 Ish Av., 25 Union Square West, 2788 3d Av., 106 West 125th St., 246 Columbus Av., New York Teanfer Co. calls for and checks baggage to destination. "Daily, IDaily except Sundays, Sundays, Saturdays only, Elberty st. only, 4Dining car Sundays, *Tolning car daily, bExcept Saturdays, Prom West Twenty-third street—el.20 P. M. 83.30 P. M., 111.50 P. M., k3.20 P. M.

W. G. BESLER.

Vice-Pres. & Gen. Mgr.

Gen. Pass'r Agent.

Baltimore & Ohio Railroad ROYAL BLUE LINE TRAINS EVERY OTHER HOUR ON THE EVEN HOUR' TO BALTIMORE & WASHINGTON Leavé New York City. 23d St. Lib'y St. WASHINGTON. Diner, Daily. 11.50 am 8.00 am WASHINGTON, Diner, Daily. 7.50 am 8.00 am WASHINGTON, Diner, Daily. 11.50 am 12.00 n's WASHINGTON, Diner, Daily. 11.50 am 12.00 n's WASHINGTON, Buffet, Daily. 3.50 pm 4.00 pm WASHINGTON, Diner, Daily. 3.50 pm 4.00 pm WASHINGTON, Diner, Daily. 5.50 pm 6.00 pm WASHINGTON, Diner, Daily. 5.50 pm 7.00 pm THROUGH DAILY TRAINS TO THE WEST. Leave New York City. 23d St. Lib'y St. | THROUGH DAILY TRAINS TO THE WEST. Leave New York City. 23d St. Liby St. CHICAGO. PITTSBURG. 7.50 am 6.00 am CHICAGO. COLUMBUS. 11.50 am 12.00 n'n PITTSBURG. CLEVELAND. 8.50 pm 4.00 pm PITTSBURG. LIMITED 6.50 pm 7.00 pm 1.00 am CINTL. ST. LOUIS. LOUISV. 11.50 pm 1.00 am CINTL. ST. LOUIS. LOUISV. 9.50 am 9.00 am CINTL. ST. LOUIS. LOUISV. 5.50 pm 6.00 pm 0 fmces: 245, 434, 1300 Broadway, 6 Astor House, 106 Greenwich St., 25 Union Square W., 251 Grand St. N. Y.; 345 Fulton St., Brooklyn: West 23d St. and Liberty St.

Liberty St.
After 6 P. M. Sleeping Car Reservations and full information regarding trains. &c., can be obtained at Eureau of Information, B. &. O. R. R., 23d St. Terminal. Phone No. Chelsea 3144. NEW YORK, NEW HAVEN & HARTFORDR.R.
Trains depart from Grand Central Station, 42d
St. and 4th Av., as follows for:
BOSTON, via New London and Prov.—128.00,
1181000, \$10000, \$200002 A. M., 101100, \$20100, \$10000, \$200002 A. M., 101100, \$20100, \$201000 P. M. Via
Williamantic—15301 A. M., 12200 P. M. Via Springfield—19:14 A. M., *12200, *14:00, *11:00 P. M.
Worcester and Fitchburg, via Putnam—18:30 P. M.
Lakeville and Norfolk—159:00 A. M., 18:21 P. M.
Portland & Bar Harbor, via Putnam—18:30 P. M.
GREAT BARRINGTON, STOCKBRIDGE, LENOX,
PITTSFIELD—14:54, *19:00 A. M., 81:20, †231 P. M.
Ticket offices at cGrand Central Station and
cl25th St., also at c245, 1200, c1334 B.way, c25 Union
Square, c182 Fifth Ave., c245 Columbus Ave., c649
Madison Ave., c103 125th St., 2798 Third Ave., in
B'lyn, c4 Court St., 479 Nostrand Ave., 380 B.way,
"Daily, tExcept Sundays, *Stops at 125th St.
XStops at 125th St. Sundays only iParior car
limited, *Sunday parior car train, *Has dining car.
CParior and sleeping car tickets also, *Sat. only. NEW YORK, NEW HAVEN & HARTFORDR.R.

NEW YORK, ONTARIO & WESTERN RY.

| Leaves | L EHIGH VALLEY

Foot of West 28d A. Cortlandt and Desbrosses Sts. B., Daily. Sunday: a7.55. b9.55. e7.45. d9.45. n5.25. x5.45. Nicket Offices: \$55 and 1460 Broadway. PIANOS AND ORGANS

We have too many slight-ly used uprights. They will go guickly. BID-DLE'S, 6 W. 125th st. \$65 \$45, \$100, \$115, Elegant Uprights, fine condition; Steinway; bargain. Rents, \$3.
BIDDLE'S, 7 E. 14th st.

TYPEWRITERS. RENT OR SALE-Typewriters of all makes at all prices. A. W. M. CO., \$45 Broadway. Tel. 5406 Franklin.

EXCURSIONS TRON STEAMBOAT CO. CONEY ISLAND

DREAMLAND, CONEY ISLAND. Greatest Amusement Enterprise in the World
TIME TABLE (Subject to Changes.)
Leave foot 128th St., North River, 9:45, 11:00 A. M.,
12:30, 2:00, 5:00, 4:50, 7:45 P. M.
Leave foot 22d St., North River, 9:35, 11:00 A. M.,
Leave foot 22d St., North River, 9:00, 9:45, 10:30
11:15 A. M., 12:00 M., 1:15, 2:00, 2:45, 3:45, 4:30, 5:33
6:18, 7:00, 7:45, 6:30, 9:10 P. M.
Leave Pier J. N. R., half hour later than at 22d St.
Returning—Leave Iron Pier, Coney Island, 10:43,
6:10, 7:10, 7:25, 4:40, 2:25, 10:10, 10:45 P. M.
Returning from Coney Island trips marked with
a go to 129th St., North River,
Round Trip Tickets, 40 Cents.
Reund Trip Tickets, 129th St., 50 Cents.

STEAMER TAURUS of Iron Steamboat Com-pany's Fleet makes trips every day to FISHING BANKS. Leaves foot of 22d St. North River, 75 A. M.: leaves Pier (new) No. 1, North River, 829 A. M. Bait and Tackile on Board. Gentlemen. 75c.: Ladles. 50c.: Children. 25c.

\$1.50 MAUCH CHUNK \$1.50 GLEN ONOKO AND SWITCHBACK (Switchback 50 cents extra)

\$1 LAKE HOPATCONG \$1 CHILDREN SO CENTS

NEXT SUNDAY

West Point, Newburgh & Poughkeepsie
Dally (except Sunday) by Palace Iron Day Lina
teamers "Hendrick Hudson," "New York" and
Albany. "B'klyn, Fulton St. (by Annex), 8; Debbrosses St., 8:40; W. 42d St., 9; W. 120th St., 9:20 A. M.
Returning on Down boat due 42d St, 5:30 P. M.
MORNING AND APTERNOON CONCLRTS.

WEST POINT
STEAMER MARY POWELL,
Leaving Desbrosses St. 1:45, W. 42d St., 2:00, W.
129th St., 2:20 P. M. Arriving West Point 5 P. M.
Tickets good to return by any West Shore or N. Y.
Central train or Str. "Ramsdell," \$1.10. Ample
time to see cadets in camp, Public Buildings, etc.
Orchestra on board.
This Excursion Made Daily, except Sunday.

Every Saturday Afternoon and Sunday Morning

IDEAL OUTING TRIP SUNDAYS On Sundays the superb steamer RICHARD PECS eaves Pier 20, E. R., ft. Peck Silp, 9:30 A. M.; ft. East 22d St., 10:00 A. M., due-New Haven 2:30 P. M. Return due New York 9:00 P. M. Two hours in New Haven. Fine restaurant and lunch counter. Music Fickets 31:00. Children 50c.

On Sunday the splendid steamer CHESTER W. CHAPIN will leave Pier 40, N. B., ft, Clarkson St., 10:30 A. M.; West 129th St., 10:30 A. M.; for Hudson River trip as far as Poughkeepste, No landing. Return due New York about 6 P. M. Music. Fine restaurant and lunch counter. Popular prices,

STATEN ISLAND.

Refined Surroundings Reached via Staten Island Ferry, foot of Whitehall st., terminus of all elevated roads and surface lines; 20 minutes' invigorating sall through the lower bay and a short trolley ride through the most picturesque part of Staten Island. Cleanest and safest bathing on the Atlantic Coast.

EXCURSION TO BRIDGEPORT FRANK JONES

NORTH BEACH Free Fireworks Thursdays

PAWNBROKERS' SALES, JULIUS SHONGOOD, Auctioneer, by Jos. Shonrood's Sons. Auct'rs. 94 Bowery.

June 20—Clothing. &c.; Alex Freund, 1545 3d av. June 20—Jewelry, watches, diamonds and all other pledges piedged to June 13. 1993. up to and including No. 1031 and all held over; B. Fox. 72 5th av. June 21—Jewelry. watches, diamonds. &c., pledged to June 14. 1906; Mayer Bros., 772 9th av. June 21—Jewelry; L. Schieber, 1629 2d av. June 24—Jewelry; L. Schieber, 1629 2d av. June 25—Clothing, &c., from pledge Nos. 66000 to 70996; H. & C. Lang. 120 Avenue C. June 25—Clothing, &c., pledged for June 1, 1806, up to No. 87500 and new from Nos. 16 500 the 1, 1806, up to No. 87500 and new from Nos. 16 500. B. & S. Aufses, 279 Stanton st. June 26—Clothing, &c., pledged previous to June 1, 1906, from Nos. 65000 to 71100 and all held over; D. Bruckhelmer, 2235 3d av.; L. Bruckhelmer, 795 2d av.

CENTRAL AUCTION CO., Wm. McCarty, Auct., CENTRALAUCTION CO., Wm. McCarty. Auot., 152 Canal st., will sell at 10 A. M.:
June 20—By E. Berger. 460 6th av.: clothing pledged to June 8. 1906.
June 24—By M. Lavery, 594 9th av.: clothing pledged to June 12. 1906.
June 25—By Jos. Levy, 185 Varick st., and Barney Loan Office. 1563 8d av.: clothing pledged to June 13. 1906.
June 25—M. Lavery; odds and ends.
June 25—M. Lavery; odds and ends.
June 27—By Fillin clothing.

ELI SOBEL, Auct. 98 Bowery, sells 10 A. M., all goods pledged prior to June 13, 1906:
June 24—Clothing, dresses, &c.; Wm. Prager,
447 7th av.; Sol. Cohen, 235 9th av.
June 26—Jewelry, watches, diamonds and goods
of every description; A. Rothman, 393 Hudson st.,
and H. Naftal, 642 8th av. and H. Naftal, 642 8th av.

LEATHER SALESMAN—Competent salesman to approach leather manufacturing interests and buyers, salary depends on man. Gall, write, HAP-GOODS, 307 Broadway, N. Y.

SIX YOUNG COLLEGE MEN wanted by large mercantile house in N. Y. city to lear the businesse exceptionally high class opportunity; salary \$750. Call, write. HAPGOODS, 307 Broadway, N. Y. A YOUNG MAN as assistant to office manager and purchasing agent of large publishing liquise; college man preferred. Address B. W., box 108 Sun office. POSITION OPEN for young man, about 14, good education, with private banking house as office boy, runner, &c.; salary nominal; opportunity good; references required. Address L. H., box 117 Sun office.

SITUATIONS WANTED-MALE.

Popular Price Excursions

Leave W. 23d St. 8.20 a. m. Liberty St. 8.30 a. m.

Leave W. 23d St. 8.50 a. m. Liberty St. 9.00 a. m.

New Jersey Central CHARMING EXCURSIONS

DELIGHTFUL AFTERNOON EXCURSION TO

Steamer "Orient" leaves New Pier & E. R. (near Hanover Sq. "L" Sta.), Saturdays at 1:30; 32d St., E. R., 1:50 P. M. Ret, due N. Y. 9:25 P. M. SUNDAYS:

Steamer "Orient" leaves New Pier 8, E. R., 9:30; 32d, E. R., 9:30; 42d, E. R., wood at 4:30 P. M.

Up The HUDSON Sun 50c

MIDLAND BEACH, Refined Amusement Amid

Leave New York, Pler 10, E. R. (foot of Wall St.), 10 A. M., E. 24th St. (Recreation Pier), at 10:30 A. M. Two hours to Bridgeport. Leave Bridgeport at 4:30 P. M., due New York at 9:00 P. M. Restaurant and lunch counter on steamer.

Boats East 99th and 134th Streets

L. L. FIRUSKI, Auct. 70 Bowery, sells 10 A. M.;
June 20—Wm. Simpson; jewelry.
June 21—Fine constrainent jewelry.
June 24—Goldstone Bros., 518 6th av.; diamonds,
watches, jewelry, all goods pledged prior June 18,
1906, to No. 68676, all older dates.
June 26—M. Levy, 45 Carmine st.; ciothing pledged
prior June 16, 1905.
June 27—M. Levy, 45 Carmine st.; diamonds,
watches, jewelry, all goods pledged prior June 17,
1905, all older dates.

CENTRAL AUCTION CO., M. Sheehan, Auctioneer, 1370 Broadway, sells 11 A. M.;
June 20—By Jos. Levy, 185 Variek et.; Barney
Loan Co., 1563 8d av.; M. Hackett, 74015 Myrtle av.,
Brooklyn; diamonds, jewelry, &c., piedged to June
10, 1906.
June 24—By H. McAleenan, 1948th av.; diamonda,
jewelry, watches, &c., piedged previous to, No.
27000 and all goods held over.

HELP WANTED-MALE. PREPARATORY SCHOOL TEACHER to instruct in French and Spanish in large private school; choice opening: salary \$700. Call, write. HAP-GOODS, 307 Broadway, N. Y.

SOLICITORS WANTED, Apply DOUGLAS, room 215, 200 Broadway, before 10 A. M., between 12 and 2 P. M. WANTED-Clerk; salary \$25 per month and naintenance; references required. Apply to AS-HSTANT SUPERINTENDENT of Bellevue Hos-Ital, 26th st. and 1st av.; applicants must speak inglish.